

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENWOOD )

## SPECIAL REFEREE'S DEED

6923-387-542

201400000522      EXEMPT  
ANGELA WOODHURST  
COUNTY CLERK  
GREENWOOD COUNTY SC  
01-31-2014 11:22 a.m.  
REC FEE: 10.00

Instrument	Book	Page
201400000522	1397	105

**TO ALL WHOM THESE PRESENTS SHALL CONCERN:**

**I, CURTIS G. CLARK, As SPECIAL REFEREE FOR GREENWOOD COUNTY, in the State of South Carolina, Send Greetings:**

**WHEREAS**, in an action in the Court of Common Pleas in Greenwood County between

Countybank, as Plaintiff,

and John A. Krum and Deborah M. Krum a/k/a Deborah Mae Manning, as Defendants,

by an Order dated November 9, 2013 and filed in Judgment Roll No. 2013-CP-24-00265 it was decreed and adjudged that the property hereinafter described should be sold by the below signed as Special Referee for Greenwood County on the terms and for the purposes mentioned in the Special Referee's Report and Order granted in the case as by reference thereto on file in said Court will appear; and

**WHEREAS, I, the undersigned Curtis G. Clark, as Special Referee for Greenwood County, after due advertisement of the said property for sale at public outcry, did openly and publicly, and according to the custom of auctions, sell and dispose of the said property on December 2, 2013, for the Sum of Twenty-Nine Thousand, Two Hundred Fifty, and No/100 Dollars (\$29,250.00), said sum being the highest amount bid, to Countybank, who then assigned its bid to Blue Sky Investment Properties, LLC.**

**THEREFORE, KNOW ALL MEN BY THESE PRESENTS**, that I, **Curtis G. Clark**, as **Special Referee for Greenwood County**, pursuant to the foregoing decree and also in consideration of the said bid paid as aforesaid by the below named grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold, released, and by these presents, **DO GRANT**, bargain, sell and release the following described property unto the said **Blue Sky Investment Properties, LLC**, its Successors and Assigns:

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of Greenwood, State of South Carolina, being shown and designated as Lot No. 319, Section 3 on a plat entitled "Section 3 of a Subdivision of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in Greenwood County, South Carolina" made by Pickell & Pickell Engineers, Greenville, S.C., RLS, dated April, 1952 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 6 at Pages 22-29. According to said plat the house upon the within is known as No. 4 West Main Street and the lot fronts thereon for a distance of 104.0 feet, more or less. Reference is craved to the aforesaid plat for a more complete description of metes, bounds, courses, and distances and said plat is incorporated herein by reference and made a part and parcel hereof.

DERIVATION: This being the identical property conveyed to John A. Krum and Deborah M. Krum by Deed of Cecil Drake Gable, by and through his Attorney in Fact, William R. Drake dated and recorded November 21, 2007, in the office of the Clerk of Court for Greenwood County, in Deed Book 1076 at Page 267.

PROPERTY ADDRESS: 4 West Main Street  
Ware Shoals, South Carolina 29692

TAX MAP NUMBER: 6923-387-542

GRANTEES MAILING ADDRESS: Post Office Box 3129  
Greenwood, South Carolina 29648

**TOGETHER**, with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging; or in any wise incident or appertaining; and the reversions and remainders, rents, issues, and profits thereof; and also all the estate, right, title, benefit, interest, possession, claim or demand therein whatsoever of all the parties of the cause aforesaid, and of each of them, in and to the same; and of all other persons who might rightfully claim from, under or by these parties or any of them;

**TO HAVE AND TO HOLD**, all and singular the said property, with its hereditaments, privileges, and appurtenances unto the said grantee, its successors and assigns for its own use, benefit, and behalf, forever.

**IN WITNESS WHEREOF**, I, the undersigned Curtis G. Clark, as Special Referee for Greenwood County, under and by virtue of the said Judgment, Order and Decree, have hereunto set my Hand and Seal this 22<sup>nd</sup> day of January, in the year of our Lord Two Thousand Fourteen (2014).

**SIGNED, SEALED AND DELIVERED**

IN THE PRESENCE OF:

Tina C. Mather  
Lili Kate Womack

Curtis G. Clark  
Curtis G. Clark  
Special Referee, Greenwood County

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF GREENWOOD         )

PROBATE

**PERSONALLY APPEARED** before me Tina Mather and made oath that  
(s)he saw the within named Curtis G. Clark, As Special Referee for Greenwood  
County, South Carolina, sign, seal, and as his act and deed deliver the within Deed; and  
that (s)he with Lili Kate Womack witnessed the execution thereof.

**SWORN TO BEFORE ME**

this 22<sup>nd</sup> day of January, 2014.

Lili Kate Womack (L. S.)  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 3/25/2019

Tina C. Mather

COUNTY OF GREENWOOD

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)
)

1. I have read the information on this affidavit and I understand such information.

3. Check one of the following: The deed is

- (a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) XX exempt from the deed recording fee because (See Information section of affidavit. Grantee is plaintiff in equity action of foreclosure  
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

(a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_.

- (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
- (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \_\_\_\_\_
- (b) Place the amount listed in item 5 above here: 0.00  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \_\_\_\_\_

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Special Referee for Greenwood County .

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Curtis G. Clark as Special Referee  
Responsible Person Connected with the Transaction

SWORN to before me this 22<sup>nd</sup>  
day of January, 2014.

Jali K. G. Clark  
Notary Public for South Carolina  
My Commission Expires: 3/25/2019

Curtis G. Clark, as Special Referee  
Print or Type Name Here

#### **INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money or money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract of sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the family. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage by the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to an agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.